064.0	0003	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	743,800	/	743,800
USE VALUE:	743,800	/	743,800
ASSESSED:	743,800	/	743,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
129		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCUE ELIZABETH A
Owner 2:	KENNEALLY TERRENCE G
Owner 3:	
Street 1:	129 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MUNROE DONALD C & MARY T -
Owner 2:	-
Street 1:	129 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 2247 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4275.000	398,400		345,400	743,800
Total Card	0.098	398,400		345,400	743,800
Total Parcel	0.098	398,400		345,400	743,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.02 | /Parcel: 331.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 41298

GIS Ref

GIS Ref

Insp Date 06/11/09

!5566!

PREVIOUS ASSESSMENT

Parcel ID 064.0-0003-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	398,400	0	4,275.	345,400	743,800		Year end	12/23/2021
2021	101	FV	387,100	0	4,275.	345,400	732,500		Year End Roll	12/10/2020
2020	101	FV	387,000	0	4,275.	345,400	732,400	732,400	Year End Roll	12/18/2019
2019	101	FV	292,300	0	4,275.	345,400	637,700	637,700	Year End Roll	1/3/2019
2018	101	FV	292,300	0	4,275.	231,900	524,200	524,200	Year End Roll	12/20/2017
2017	101	FV	292,300	0	4,275.	222,000	514,300	514,300	Year End Roll	1/3/2017
2016	101	FV	292,300	0	4,275.	202,300	494,600	494,600	Year End	1/4/2016
2015	101	FV	276,700	0	4,275.	162,800	439,500	439,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:24:05

LAST REV

Date	Time
03/02/19	13:25:58
apro	
5566	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUNROE DONALD C	36542-503		7/27/2002		420,000	No	No		
	12158-379		2/16/1972		26,900	No	No		N

USER DEFINED

Prior Id # 1:	41298
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2016	539	Redo Bat	19,860	O				remod bath
4/3/2008	310	Re-Roof	7,900			G9	GR FY09	
7/29/2004	668	Redo Kit	15,000	C		G6	GR FY06	NEW WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2009	Measured	189	PATRIOT
4/5/2005	Permit Visit	BR	B Rossignol
12/18/2002	MLS	MM	Mary M
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4275		Sq. Ft.	Site		0	70.	1.15	11			Med. Tr	-10					345,399						345,400	

Total AC/HA:	0.09814	Total SF/SM:	4275	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	345,399	Spl Credit		Total:	345,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23593748
Const Adj.:	1.00489950
Adj $ / SQ:	167.669
Other Features:	94500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	489444
Depreciation:	91037
Depreciated Total:	398408

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

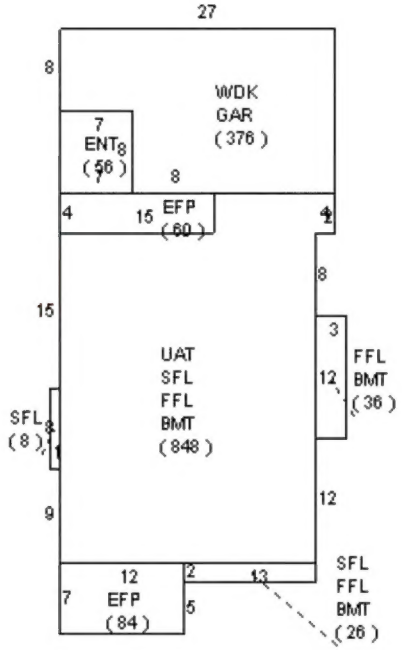
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.67
Special Features:	0	Val/Su Net:	103.05
Final Total:	398400	Val/Su SzAd	222.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	910	66.650	60,650
FFL	First Floor	910	167.670	152,579
SFL	Second Floor	882	167.670	147,884
GAR	Garage	376	21.760	8,180
WDK	Deck	376	8.700	3,272
UAT	Upper Attic	212	67.070	14,218
EFP	Enclos Porch	144	46.360	6,675
ENT	ENTRY	56	26.530	1,486
	Net Sketched Area:	3,866	Total:	394,944

Size Ad	1792	Gross Area	4502	FinArea	2247

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

064.0-0003-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc